



Grafton Conservation Commission

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2022 JAN 24 AM 11:05

Minutes of the January 4, 2022 Meeting at 7:00 p.m.

A meeting of the Grafton Conservation Commission was held via Zoom on January 4, 2022. Present were: Chairperson Sandra Brock, Elizabeth Doherty, Jonathan Nickerson, Patrick Huegel, Conservation Agent Leah Cameron and Conservation Assistant Jan Elyse Taylor. Commissioner Alicia Bergeron was absent.

Sandra Brock opened the public meeting at 7:10 p.m.

NOI #164-1018 / WP #835 & #164-1019 / WP #836 - 179 & 183 Upton Street – R. Lee Robinson – single-family houses – Norman Hill of Land Planning, Inc. presented updates to the project, including the addition of 2 riverfront flags and revisions to the site plans to reflect the increased riverfront area. This caused the proposed septic system at 183 Upton Street to overlap into the riverfront area. The alternative analysis for 183 Upton Street explains that the septic system must be placed where the test pits were taken, which previously was outside the riverfront area. Taking additional measurements to shift the septic system out of the riverfront would require additional tree removal and excavation. The alternative analysis for 179 Upton Street concludes that the house is positioned away from the slope to reduce excavation and disturbance. Ken Holberger, Director of the Grafton Land Trust, asked if the properties were enrolled in Chapter 61 and proposed that the Town exercise its right of first refusal when applicable. Commissioner Patrick Huegel recused himself as he was absent from a previous hearing. Jonathan Nickerson made a motion issue the order with standard conditions, which was seconded by Elizabeth Doherty. The motion carried unanimously.

NOI#164-1014/WP#831/SWP#21-6 - 244 Worcester St – Churchill & Banks Co., LLC – distribution facility – The applicant requested a continuance to 2/1/2022. Jonathan Nickerson made a motion to continue the hearing to 2/1/2022. Elizabeth Doherty seconded the motion, which passed unanimously.

Christopher Thornton of 15 Maplewood Drive asked for clarification on the difference between a storm water report and an environmental impact report.

Request for Certificate of Compliance – DEP #164-848 / WP #587 – 11 & 13 Potter Hill Road – The Agent stated that the applicant submitted proof of the No Disturb signage, the work is complete, the site is stable, the conditions are met and there are no issues. Jonathan Nickerson made a motion to issue the Certificate of Compliance, which was seconded by Elizabeth Doherty. The motion carried unanimously.

Request for Certificate of Compliance - DEP#164-583/WP#430 - DEP#164-717/WP#560 - DEP#164-730/WP#570 - DEP#164-735/WP#575 – 244 Worcester Street – The Agent stated that the work is complete, the site is stable, the conditions are met and there are no issues for all projects. Jonathan Nickerson made a motion to issue the Certificates of Compliance, which was seconded by Elizabeth Doherty. The motion carried unanimously.

December 21, 2021 Meeting Minutes – Jonathan Nickerson made a motion, seconded by Elizabeth Doherty, to accept the December 21, 2021 meeting minutes as drafted. The motion carried unanimously.

Municipal Center closure – The Agent noted that the Municipal Center will be closed from January 5-17 due to Covid-19 precautions.

2022 Submission and Materials Schedule – The Agent noted the adoption of a materials deadline for ongoing projects which cites that materials must be submitted a week before the hearing. The policy was set by the Commission several years ago but will now be better enforced. The Commission found this reasonable and had no further comments.

Lake Quinsigamond Commission – Funds for Aquatic Invasive Plant Management – The Agent stated the funds could be taken from the bylaw fee account annually and will confirm this is applicable with Town Council. The Commission agreed that \$5,000 would be an appropriate contribution and the amount would be reviewed annually.

Clearview Street / Grafton Hill Subdivision – The Agent noted that permits were issued for this project in 10/2016 and expired in 10/2019 and the developer has been working despite the expired permits. The Agent has contacted the applicant several times through email and the applicant still has not refiled for the permits. The Commission suggested sending a certified letter to the applicant before any action is taken.

Clarification on the Approved Plan for 29 Pullard Road - NOI #164-1021 / WP #838 – The public hearing was closed pending a revised plan that would shift the parking area out of the inner riverfront area to reduce impacts. The submitted revised plan resulted in a 300sqft increase to riverfront impacts. The Commission agreed that the plan with lesser riverfront impacts that was reviewed and voted on at the 12/21/21 hearing would be the approved plan, and prior to commencement of work the applicant will come back to the Commission to discuss the potential revision to the plan.

Jonathan Nickerson made a motion, seconded by Elizabeth Doherty, to adjourn the meeting at 8:15p.m. The motion carried unanimously.

Documents discussed & located in the Conservation Commission office:

NOI Packages – 179 & 183 Upton Street
NOI Package – 244 Worcester Street
Request for Certificate of Compliance – 11 & 13 Potter Hill Road
Requests for Certificates of Compliance – 244 Worcester Street
12/21/21 Meeting Minutes
2022 Submission Schedule
Revised Plans – 29 Pullard Road
Report to Commissioners dated January 4, 2022

Minutes drafted by Jan Elyse Taylor
Approved on 1/18/2022